

POPPLETON HISTORIC STUDY

<u>Block</u>	<u>Lot</u>	<u>Address</u>
235	13-24	1025-1047 Hollins Street

B-2679  
MAG 1 #0426795404

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
	1025-1043	1047, 1045		

<u>Rating</u>	<u>Architectural</u>	<u>Condition</u>
A	Significant-save	good fair poor bad
(B)	Quality-Indiv./groups-save	good fair poor bad
C	Important to street/groups	good fair poor bad
D	Insignificant/detrimental	good fair poor bad

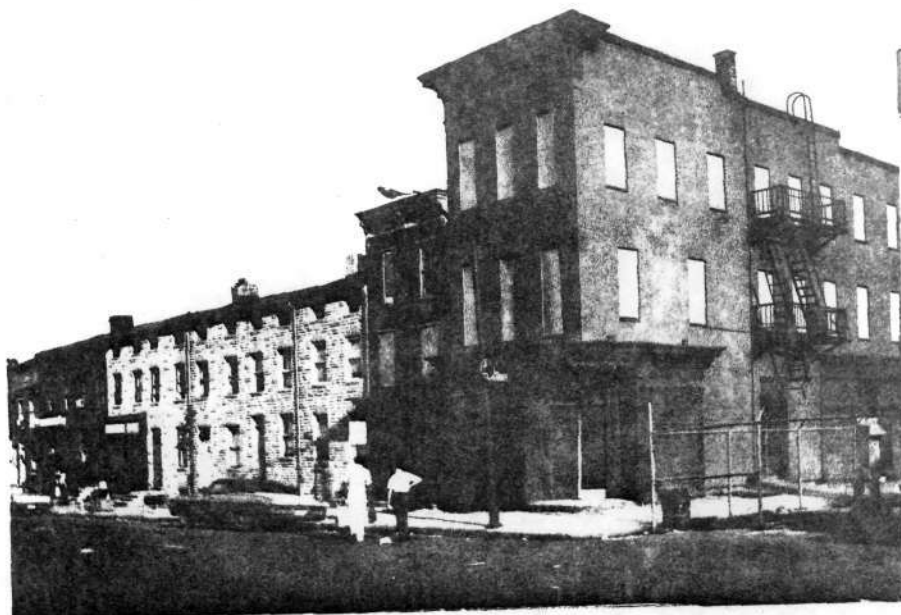
Notable features:

The continuation of the facade of early houses. Formstone here is especially blighting because it covers a series of five houses.

Shop fronts have been added to 1025-1027, 1031 and 1035. Numbers 1031-1033 are slightly different facades, a course projects below the attics. Late houses 1047-1045 are handsome with original shop fronts. Number 1047 is tall and in scale with the open Market space. It is now used as storage.

Environmental context:

Numbers 1025 and 1045 are vacant, should be reopened and used. Terrace faces a good one opposite. Street is wide, two-way with moderate traffic; it needs trees of size. The Market is immediately west of number 1047.





# HISTORIC PRESERVATION CERTIFICATION

## APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

### PART 1 EVALUATION OF SIGNIFICANCE

#### 1. NAME OF PROPERTY:

Address of property Street 1045 Hollins Street

City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21223

Name of historic district in which property is located Union Square Historic District: Baltimore City District:  
6/2/70 & 11/17/77; National Register Nomination in process

#### 2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

SEE ATTACHED SHEETS

#### 3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

SEE ATTACHED SHEETS

Date of construction (if known) 1874

☒ Original site

☐ Moved

Date of alterations (if known): \_\_\_\_\_

#### 4. NAME AND MAILING ADDRESS OF OWNER:

Baltimore Assets II c/o Stephan Lowentheil

Street 13 S. Carrollton Avenue

City Baltimore State Maryland Zip Code 21223

Telephone Number (during day) Area Code (301) 539-2552

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature J. L. Chanley for Baltimore Assets II  
Prepared by Barbara Hoff, Halsemer, Catzen and Associates, Inc.  
14 Light Street, Baltimore, Maryland 21202 (301) 837-3691

Date 1/14/82

#### For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears, ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature \_\_\_\_\_  
State Historic Preservation Officer

Date 3-1-82

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954.

☐ is hereby certified a historic structure.

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature \_\_\_\_\_  
Keeper of the National Register

Date \_\_\_\_\_

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

B-2679

Name/address of Property: 1045 Hollins Street, Baltimore, Maryland 21223

Name/address of Owner: Baltimore Assets II c/o Stephan Lowenthal

13 S. Carrollton Avenue, Baltimore, Maryland 21223

Telephone: (301) 539-2552

Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.

14 Light Street, Baltimore, Maryland 21202

Telephone: (301) 837-3691

DESCRIPTION OF PHYSICAL APPEARANCE

(PHOTOS 2, 30-32)

1045 Hollins Street is an Italianate style attached house three stories high, two bays wide constructed of masonry with a facade of painted pressed brick in running bond. The low basement has a bulkhead leading into it from the western bay. Stone steps lead into the flush eastern bay door (now boarded over), which has a transom above. The first story has its original store front now also completely boarded over, and a wooden cornice runs above it. This cornice has end brackets and modillions, jig saw cut decorative motifs, and dentils. The windows above are wood four over four double hung with plain surrounds, wood subsills and wood lintels. The cornice is wooden, bracketed with jig saw cut panels in the brick frieze area and vent area. An end chimney is located within the western wall and the shed roof slopes to the rear. The rear of this building is constructed with running bond brick and has a two and a half story gabled back building. One story shed roof brick addition have been added on all sides of this building.

# HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

B-2679

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Name/address of Owner: Baltimore Assets II c/o Stephan Lowentheil

13 S. Carrollton Avenue, Baltimore, Maryland 21223

Telephone: (301) 539-2552

Prepared by: Barbara Hoff, Dalsemer, Catzen & Associates, Inc.

14 Light Street, Baltimore, Maryland 21202

Telephone: (301) 837-3691

## STATEMENT OF SIGNIFICANCE

The Hollins Street corridor represents a microcosm of the Union Square Historic District. The buildings typify the causes for the area's growth, the pattern of land sales and development, the architectural development and continuity, and the area's revitalization efforts. In these ways they contribute to, in fact create, the distinctive character of Union Square Historic District.

The Union Square District was the site of country houses for several wealthy Baltimoreans until the early 1830's. John Eager Howard had first purchased the land in 1667 and called it "Timber Neck". By marriage, Colonel Charles Ridgely acquired this west Baltimore land and resurveyed it, naming it "Ridgely's Delight". In 1779, Dr. James McHenry purchased a large part of Ridgely's tract, and he built his home "Fayetteville" near the southwest corner of Baltimore and Fremont Streets. McHenry was an important Baltimore figure as a result of his service in General Washington's staff during the Revolution and as a result of his political career as a congressman and a Secretary of War. McHenry willed his land in three parcels of equal value to his daughter Anna and two sons. Anna owned the land upon which most of the Hollins Street houses were built.

She waited several years after receiving the land before developing it. Several events motivated her to finally sell parcels. The Baltimore and Ohio Railroad established its main shops south of the 800-1100 blocks of West Pratt Street, which caused in turn the Hayward-Bartlett and Company Iron Works and the Winans Locomotive Works to be built in the area. Moreover, one of the city's numerous farmers' markets, the Hollins Market, opened in 1835, which indicated the existence of a substantial residential population. Area streets opened throughout the early 1830's, and Union Square itself was created in 1847 to encourage the speculative residential development of the area. This was one of eight squares scattered around the central city. The city's natural growth pressed on the Union Square area, thus McHenry began leasing and selling lots to developers and individuals who constructed residences or shops. The area developed into a heterogeneous neighborhood with the wealthy residences along park squares and major roads, and lesser houses along side streets and alleys.

The area thrived into the 1920's. At that point, the district experienced the usual urban dynamics which caused economic, social, and physical decline within the cities: Important industries shrank or disappeared such as the railroad yards and locomotive works; improved transportation enticed wealthier residents out of the area; poor Appalachian whites and Southern blacks were moving into the city, which encouraged even more of the existing population to depart.

Since the early 1960's, the greater Union Square area has been subject to public and private urban renewal efforts. The Steuart Hill area, east of the district first received attention in 1961, since then the local Union Square Historic District was designated in 1970, expanded in 1977, and the Poppleton Urban Renewal area, which includes part of the Union Square District, established in 1975. Furthermore, the city initiated its Shopsteading program (an outgrowth of Homesteading) on West Baltimore Street and tax incentives for historic

Name/address of Property: 1045 Hollins Street Baltimore, Maryland, 21223

B-2679

STATEMENT OF SIGNIFICANCE

preservation have encouraged the rehabilitation of shops and houses in the neighborhood.

Within this context, 1045 Hollins Street, Baltimore, Maryland 21223 is integral to the development of the neighborhood and contributes to the architectural character and continuity of the Union Square Historic District. The age of the building, its scale, proportions, original materials and details are all compatible with the adjacent structures and establish a unified, well-preserved streetscape.

1045 Hollins Street is built on land owned by Anna Boyd originally. She sold two parcels, one to George Dunbar directly and an earlier one to Dunbar's wife's parents who deeded it to him at the same time of his purchase: 1827. Isaac Roberts, and Daniel Reese, a brickmaker, leased the property in 1841 from Dunbar, and then two years later leased it to John Reese, a brickmaker, and Hugh McElderry, a lumber merchant. These four men were involved in building 1029-1043 as a business venture, but the lots of 1045 and 1047 were unimproved. It was not until after 1874, when trustees of the Reese family leased land to Patrick Nixon, a policeman, that a house was built. After his residence a store was placed in the building, but otherwise it has remained unchanged, though now vacant. This shop and its neighbors formed a small commercial district capitalizing on the large crowds who shopped at the Hollins Market nearby.

## Tax Record

1845

SE corner Wansbeck and Hollins

cooper

1-2 story brick dwelling, attic, brick back building and SH \$400  
(reassess 1847)

[House now replaced by number 1047 Hollins Street]

S side Hollins between Schroeder and Wansbeck

Wm. Reese

3 two story brick dwellings, pantry and basement, attic . . \$2100

S side Hollins between Schroeder and Wansbeck

Weaver - painter

2 two story brick dwellings, attic, brick kitchen . . . . . \$1400

[1001-1045 Hollins Street]



# HISTORIC PRESERVATION CERTIFICATION

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### PART 1 EVALUATION OF SIGNIFICANCE

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#### DESCRIPTION OF PHYSICAL APPEARANCE:

(See instructions for map and photograph requirements—use reverse side if necessary)

SEE ATTACHED SHEETS

#### STATEMENT OF SIGNIFICANCE:

(See reverse side if necessary)

SEE ATTACHED SHEETS

Date of construction (if known) c. 1875 ☒ Original site ☐ Moved Date of alterations (if known): \_\_\_\_\_

#### NAME AND MAILING ADDRESS OF OWNER:

Name Baltimore Assets II c/o Stephan Lowentheil

Address 13 S. Carrollton Avenue

City Baltimore State Maryland Zip Code 21223

Telephone Number (during day) Area Code (301) 539-2552

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above

Signature John L. Chanley, for Baltimore Assets II Date 1/14/82  
Prepared by Barbara Hoff, Dalsemer, Catzen and Associates, Inc.  
14 Light Street, Baltimore, Maryland 21202 (301) 837-3641

#### Office use only

Structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district

Structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60)

Structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district

Signature [Signature] Date 3-1-82  
State Historic Preservation Officer

Property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under Section 167 of the Internal Revenue Code of 1954

I hereby certify a historic structure ☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Director of the National Register

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

B-2679

Name/Address of Property: 1047 Hollins Street, Baltimore, Maryland 21223Name/Address of Owner: Baltimore Assets II c/o Stephan Lowenthal13 Carrollton Avenue, Baltimore, Maryland 21223

Telephone: (301) 539-2552

Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.14 Light Street, Baltimore, Maryland 21202

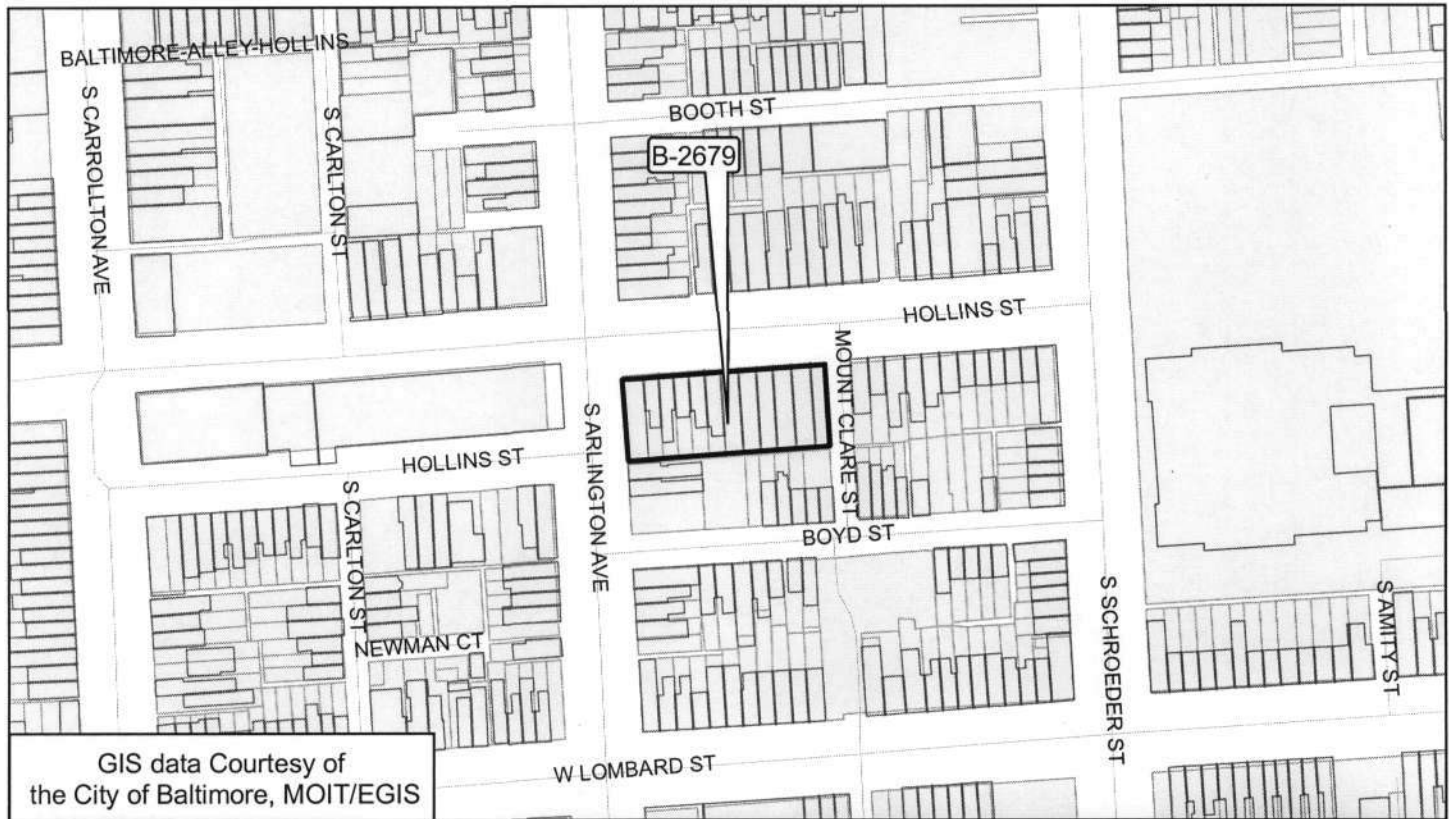
Telephone: (301) 837-3691

DESCRIPTION OF PHYSICAL APPEARANCE(PHOTOS <sup>#</sup> 2, 33, 34)

1047 Hollins Street is a three story, three bay wide Italianate attached building constructed of masonry faced with painted pressed brick in running bond. The first story contains the original store front (boarded up) over a low basement with a bulkhead in the western wall. The wood door is recessed in the northwestern corner of the building. It is a double door with a transom and a cornice above and reeded pilasters on either side. A wooden cornice with scroll modillion blocks and jig saw cut motifs surmounts the first story. Elongated windows shorten at the third story; they all are boarded over and show stone sills and flat arches. The wooden roof cornice built on a one inch projection of brick is bracketed, has dentils, jig saw cut motifs, and brick frieze panels. The shed roof slopes to the rear. The rear of the building has a two story, two brick bay wide back building extending back eight bays. An interior chimney is located within the western wall of the main structure.



B-2679  
1025-1047 Hollins Street  
Block 235 Lots 013-024  
Baltimore City  
Baltimore West Quad.





1045 Hollins

B-2679



1045 Hollins

B-2679





1047 Hollis

B-2679



1047 Hollins

B-2679



1047 Hollins

B-2679